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## Countryside house for sale in Manche - VIRTUAL TOUR

Ger , Manche , Normandy



# €102,500

inc. of agency fees

2 Beds      126 sqm      4.5 ha

Detached stone cottage for sale in Normandy with over 10 acres of pasture and coppice. This property with land for sale in France...

### At a Glance

**Reference** MFH-NORF01779  
**Bed** 2  
**Land** 4.5 ha

**Near to** Ger  
**Pool** No

**Price** €102,500  
**Hab.Space** 126 sqm  
**Land Tax** N/A

### Property Description

Detached stone cottage for sale in Normandy with over 10 acres of pasture and coppice. This property with land for sale in France offers good value for money and is in a lovely location.

The barn and wood shed roofs have been replaced within the last 20 years. On the first floor the mezzanine

bedroom has been plasterboarded and provision has been made for an en-suite bathroom - this room requires finishing. The property benefits from lovely views over its own land and surrounding forest and farm land. It would now benefit from some TLC.

The property is situated in a peaceful position with no close neighbours within easy access of both the historic market town of **Mortain** and the small town of **Ger** and **Beauchêne**. **Mortain** is a thriving market town where excellent shopping facilities, restaurants and bars are available. It is situated in the southwest of Normandy, near the borders of Manche and Calvados. The beaches on the west coast are an hour's drive away and the property is approximately 80 minutes drive from the port of Caen and an hour and forty minutes from Cherbourg. A little further afield are the D-Day landing beaches, the Mont St Michel. The Lac de la Dathée, ideal for walking, fishing and boating, and an 18 hole golf course are within 30 minutes drive, as is the Saint Sever forest.

here

### **THE ACCOMMODATION COMPRISES :**

#### **On the ground floor -**

**Kitchen/dining room** : 5.31m x 5.61m - 1/2 glazed window and window to the front and rear elevations.

Tiled floor. Exposed beams. Fireplace with woodburner. Fitted range of base and wall units incorporating a double stainless steel sink with mixer tap and ample work surfaces. 4 ring gas hob. Built-in electric oven. Display recesses. Plumbing for washing machine and space for tumble dryer. Space for fridge/freezer.

**Living room** : 5.80m x 4.48m - On 2 levels with exposed stone walls and beams. Woodburner. Tiled floor. Window and door to the front elevation. Electric radiator. Stairs to first floor.

#### **On the first floor -**

**Mezzanine bedroom** : 5.66m x 5.42m - 2 velux windows to the front elevation and 1 to the rear. Exposed stone and A frame beams. Colombage feature internal wall. Toilet and vanity unit.

**Bedroom 2** : 5.66m x 4.50m - 2 velux windows to the front elevation and 1 to the rear. Wooden floor. Exposed stone wall. Hot water cylinder. Electric radiator. Door to -

**Bathroom** : 5.66m x 2.23m - Velux windows to the front and rear elevations. Corner bath. Electric radiator. Vanity unit. Wooden floor. Inset spotlights. Exposed stone. Toilet.

### **OUTSIDE :**

In front of the property is a gravel parking and terraced area with pretty rockery which is continued to the rear of the house where there is also a small ornamental pond and flower and shrub borders. There is a raised

lawn area and orchard. Attached to the property is a **workshop** (6.16m x 3.97m) with door to the front elevation and window to the rear. To the other end of the property is a stone wood shed. There is a separate **old bakery** which is built of stone under a slate roof. Wooden garden shed. Greenhouse. Orchard and soft fruit trees. The detached barn and majority of the land is opposite the house on the other side of a very quiet lane. It is arranged as paddocks and planted with over 400 birch, chestnut, ash, oak, beech, hornbeam, cherry and lime trees. The land is bordered by a forest and has a small stream running through making it ideal for livestock. The **barn** is built of stone under a slate roof (7.19m x 6.18m) and currently divided into garage with wooden doors to the front and a pedestrian door to the rear and a storage area/stable. There is a second open-fronted stone barn with a corrugated iron roof. Of particular note to equestrian enthusiasts there is direct access to good local out-riding.

#### **ADDITIONAL INFORMATION :**

Mains water, electricity and telephone are connected. Drainage is to an all water septic tank which was installed about 20 years ago. Electric heating and woodburners.

#### **FINANCIAL DETAILS :**

Taxes Foncières : € per annum

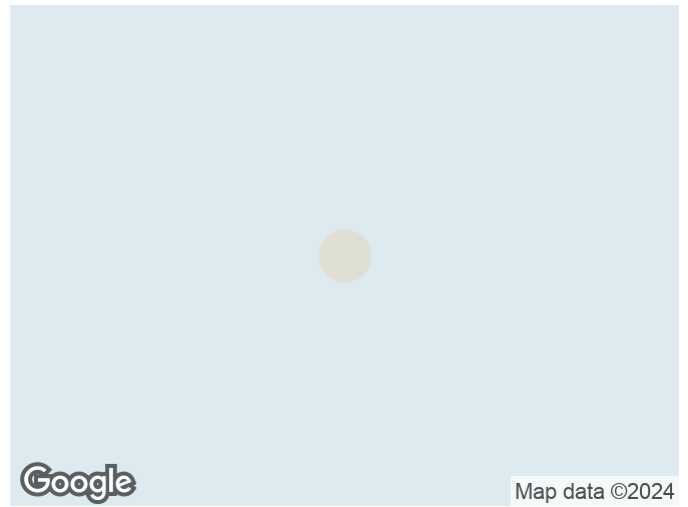
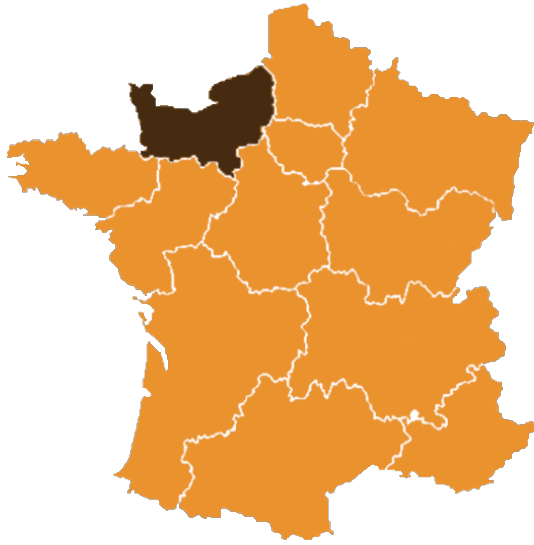
## Summary

Property type:	Countryside house
Bedrooms:	2
Price	€102,500

## Key Information

Internal Area:	126 sqm
Land Area:	4.5 ha

## Location: Normandy



# Gallery



















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